



38 Listerdale, Liversedge, WF15 6EN
Offers In The Region Of £179,950

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Situated at the head of a cul de sac in a popular location is this traditional semi detached bungalow. The two bed roomed accommodation features uPVC double glazing, gas central heating system and enjoys garden areas to front, side and rear along with driveway parking and a single garage. Available with no onward chain, an early viewing is strongly encouraged. Please note this property has solar panels.



GROUND FLOOR

Utility Porch/Conservatory

8'4" x 5'2" (2.54m x 1.57m)

Accessed via a uPVC double glazed door and having plumbing for an automatic washing machine and further door into the hallway.

Entrance Hallway

Leading to the living accommodation.

Lounge

16'9" x 11'7" (5.11m x 3.53m)

Situated to the front and overlooking the cul de sac, this good sized Lounge has a uPVC double glazed window and a central heating radiator. To one wall is a feature fireplace with inset fire.

Kitchen

10'3" x 8'8" (3.12m x 2.64m)

The Kitchen is fitted with good range of wall and base units with work surfaces, tiled splashbacks and inset sink unit with mixer tap and drainer. A uPVC double glazed window overlooks the front and there is complimentary floor tiling.

Bedroom 1

11'5" x 10'8" (3.48m x 3.25m)

With a range of fitted wardrobes to one wall and also having a central heating radiator.

Bedroom 2

9'0" x 7'9" (2.74m x 2.36m)

Again overlooking the rear and having a central heating radiator and a uPVC double glazed window.

Bathroom

Furnished with a 3 piece suite comprising of panelled bath, wash basin set in a vanity unit and a WC. There is some tiling to the walls, a central heating radiator and a uPVC double glazed window.



OUTSIDE

To the front of the property is a low maintenance landscaped garden and a lengthy side driveway providing ample off road parking. The drive leads to a single garage and gated and paved side area. The good sized rear garden is predominantly lawned and has the elevated Greenway beyond.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

B

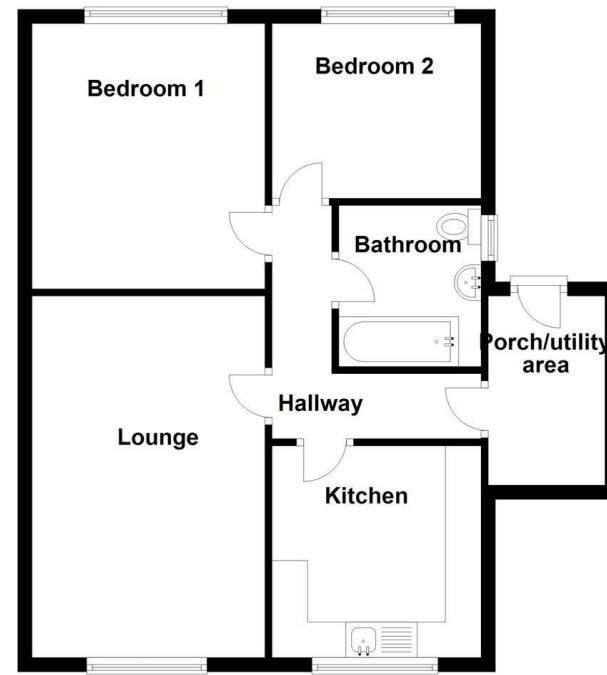
MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

Ground Floor



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	85	90
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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